



## **HERITAGE, DESIGN AND ACCESS STATEMENT**

**In respect of**

**Refurbishment  
45 and 51 Great Ormond Street  
London**

**On behalf of**

**Great Ormond Street Hospital NHS  
Foundation Trust**

**Contract Administrators:**

**Gould & Company  
2 Lucastes Mews  
Paddockhall Road  
Haywards Heath  
West Sussex  
RH16 1HE**

**01444 452604**

**APRIL 2018**

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## **Introduction**

Refurbishment works are proposed to 45 and 51 Great Ormond Street although Listed Building Consent is sought for each property individually.

45 and 51 Great Ormond Street are part of a terrace of 11 four storey town houses which includes 41-61 (odd numbers) Great Ormond Street.

Collectively they are Grade II Listed, the Historic England listing for the terrace is included in Appendix 1 of this document.

They are recorded as having been built between 1704 and 1708.

No 45 is currently arranged as offices on the basement and ground floor levels with individual one bed flats on the first, second and third floor levels.

No 51 is currently arranged as offices on the basement and ground floor levels with a studio flat on the first floor level and a three bed maisonette on the second and third floor levels.

The common areas include the Entrance Hall and stairwell which provides access to offices and flats/maisonette.

The works proposed are to refurbish the common areas and flats/maisonette including re-wiring, re-plumbing, re-decoration, and new kitchen and bathrooms.

The use and layout of the property and its rooms will remain as-is.

There are some alterations which are proposed which are considered to require listed building consent and are summarised below.

It is noted that the proposed works are detailed in the following documents which are included in this application:

- a. Specification of Works Summary dated March 2018
- b. H4857.0.EX001 Floor Plan as Existing (45 Great Ormond Street)
- c. H4857.0.EX001 Floor Plan as Existing (51 Great Ormond Street)
- d. H4587.0.PL001 Floor Plan as Proposed (45 Great Ormond Street)
- e. H4587.0.PL002 Floor Plan as Proposed (51 Great Ormond Street)

There are no changes that will affect the design or access arrangements for the property.

## **Fire Protection Works**

It is noted that the internal partitions within these properties were originally of timber panelled construction.

In 45 this has in places been over boarded or replaced.

In 51 this is largely retained and exposed.

In both cases the Entrance Hall and stairwell provides the only means of escape from the property and the partitions between these areas and the adjoining flats/maisonette are considered to provide no fire protection by Building Control and are in-fact a fire risk.

It is proposed that these linings be upgraded by fixing a fire rated lining board over the inside (flat/maisonette) side of the partitions, then replicate mouldings over in timber, to retain the appearance of panelling.

This approach will allow the retention of existing skirtings, architraves and cornicing and will be fully reversible.

In addition, where not already present, the formation of internal fire protected lobbies between 'habitable' rooms is proposed.

Finally enhanced detection consisting of interconnected smoke and heat detectors will be installed.

This is considered by building control to be an acceptable compromise between the requirement to fully meet Building Regulations standards for fire protection and the preservation of the character of the listed building.

### **Panelling in Kitchens and Bathrooms**

In 45 the timber panelled partitions within the above areas have either been lost or covered.

In 51 the partitions are still present.

Where kitchen units are to be installed walls are to be lined as detailed above.

Where bathroom fittings are to be installed, an independent stud wall and lining will be erected to plinth height (WC/basin) and shower height to protect panelling and provide a void for services.

Panelling elsewhere will be carefully repaired as necessary and re-decorated.

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**Appendix 1 – Historic England Listing for 'Number 41 to 61 and Attached Railings' as taken from the Historic England website on 30<sup>th</sup> April 2018.**

NUMBER 41 TO 61 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBER 41 TO 61 AND ATTACHED RAILINGS

List entry Number: 1113210

Location

NUMBER 41 TO 61 AND ATTACHED RAILINGS, 41-61, GREAT ORMOND STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Oct-1951

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477659

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3081NW GREAT ORMOND STREET 798-1/100/672 (South side) 24/10/51 Nos.41-61 (Odd) and attached railings

GV II

11 terraced houses. c1704-08. No.61, earlier C19. Multi-coloured stock brick with bands between floors (except No.51) and some red brick dressings. No.47, stucco with channelled ground floor; Nos 53-59, stucco ground floors. Nos 43, 47, 49, 55, 57 and 59, slated roofs (Nos 47, 55, 57 and 59 mansard roofs); remainder, tiled roofs. All with dormers. EXTERIOR: 3 storeys, attics and basements. 3 windows each except Nos 47, 51 and 61 with 2 windows each, and No.49 with extra 2 windows above vehicle entrance to Ormond Close. Parapets. No.41: elaborately carved (foliated pattern) wooden doorcase with half Ionic pilasters and large foliated consoles carrying a projecting cornice; rectangular fanlight and panelled door. Gauged red brick flat arches to recessed sashes. No.43: wooden architraved doorcase with carved consoles carrying a cornice; rectangular fanlight and panelled floor. Gauged red brick flat arches to flush frame sashes with exposed boxing. No.45: earlier C19 shopfront with Corinthian pilasters carrying entablature with dentil cornice; central shop door part-glazed with rectangular fanlight. House doorway with rectangular fanlight and panelled door. Gauged red brick flat arches to flush frame sashes with exposed boxing. No.47: round-arched doorway with large stucco keystone, patterned fanlight and panelled door. Recessed sash windows; 1st floor with cast-iron balconies. No.49: late C19 shopfront with elaborate consoles flanking a cornice; tripartite sash shop window. Fine wooden doorcase with engaged columns, Tower of Winds capitals and mutule open pediment, panelled reveals to round-arched doorway with radial patterned fanlight and panelled door. Gauged red brick flat arches to recessed sashes; those over vehicle entrance, flush with exposed boxing. No.51: 1704 by John Ragdall, carpenter. Mid C19 shopfront with entablature with dentil cornice supported by console brackets; slightly bowed window with small panes. Shop doorway with rectangular fanlight and part-glazed door; house doorway with rectangular fanlight and panelled door. Gauged brick flat arches to recessed sashes.

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No.53: 1704. Square-headed doorway with fluted frieze and plain cornice; fanlight and panelled door. Gauged red brick flat arches to flush frame sashes with exposed boxing. Nos 55 & 57: 1704 by Simon Betts, carpenter. Wooden architraved doorcases with carved consoles carrying cornices; doors and ground floor windows currently bricked up. Flush frame sashes with exposed boxing. No.59: 1704. Wooden doorcase with slim pilasters and console brackets supporting a projecting cornice. Panelled reveals to square-headed doorway with recessed panelled door. Gauged red brick flat arches to flush frame sashes with exposed boxing; 1st floor with cast-iron balconies. No.61: round-arched ground floor openings; doorway with fanlight and panelled door. Gauged brick flat arches to recessed sashes; 1st floor in shallow, round-arched recesses, with cast-iron balconies. INTERIORS: not inspected but Nos 55 & 57 noted to retain good panelling. SUBSIDIARY FEATURES: all except Nos 45 and 51 with attached cast-iron railings with urn and torch flambe finials to areas.

Listing NGR: TQ3046481963